



Opportunity Overview

HRP Mercer Logistics Park, currently under development by Hilco Redevelopment Partners, is comprised of two 40' clear sustainable warehouse/distribution buildings, measuring 846,078 SF and 384,995 SF, respectively, both located within a state of the art, master-planned logistics park. Strategically located in the heart of the Northeast Corridor at the I-195/I-295 interchange, HRP Mercer Logistics Park is also under 10 miles from Exits 7 and 7A of the New Jersey Turnpike. This state-of-the-art development will access over one-third of the nation's population and has near proximity to the region's significant seaport and airport infrastructure.



M MERCER
HRP LOGISTICS PARK

Development Specifications

BUILDING 1

BUILDING SIZE	846,078 SF
OFFICE SPACE	±7,500 SF
CEILING HEIGHT	40' clear
DIMENSIONS	1,410' x 600'
COLUMN SPACING	55' x 57'6" (70' speed bays)
LOADING	98 (9' x 10') doors (expandable to 169)
DRIVE-INS	4 (12' x 14') drive-ins
FORMAT	cross-dock
TRAILER PARKING	211 stalls
CAR PARKING	732 spaces
SPRINKLERS	ESFR
POWER	3,000 amps

BUILDING 2

BUILDING SIZE	384,895 SF
OFFICE SPACE	±5,000 SF
CEILING HEIGHT	40' clear
DIMENSIONS	1,250' x 340'
COLUMN SPACING	50' x 52' (70' speed bays)
LOADING	67 (9' x 10') doors (expandable to 116)
DRIVE-INS	2 (12' x 14') drive-ins
FORMAT	cross-dock
TRAILER PARKING	137 stalls
CAR PARKING	519 spaces
SPRINKLERS	ESFR
POWER	3,000 amps

*Payment In Lieu of Taxes/Long Term Property Tax Abatement

The property tax abatement is provided in the form of annual payments in Lieu of Taxes (PILOT) and the term has been negotiated with the municipality.

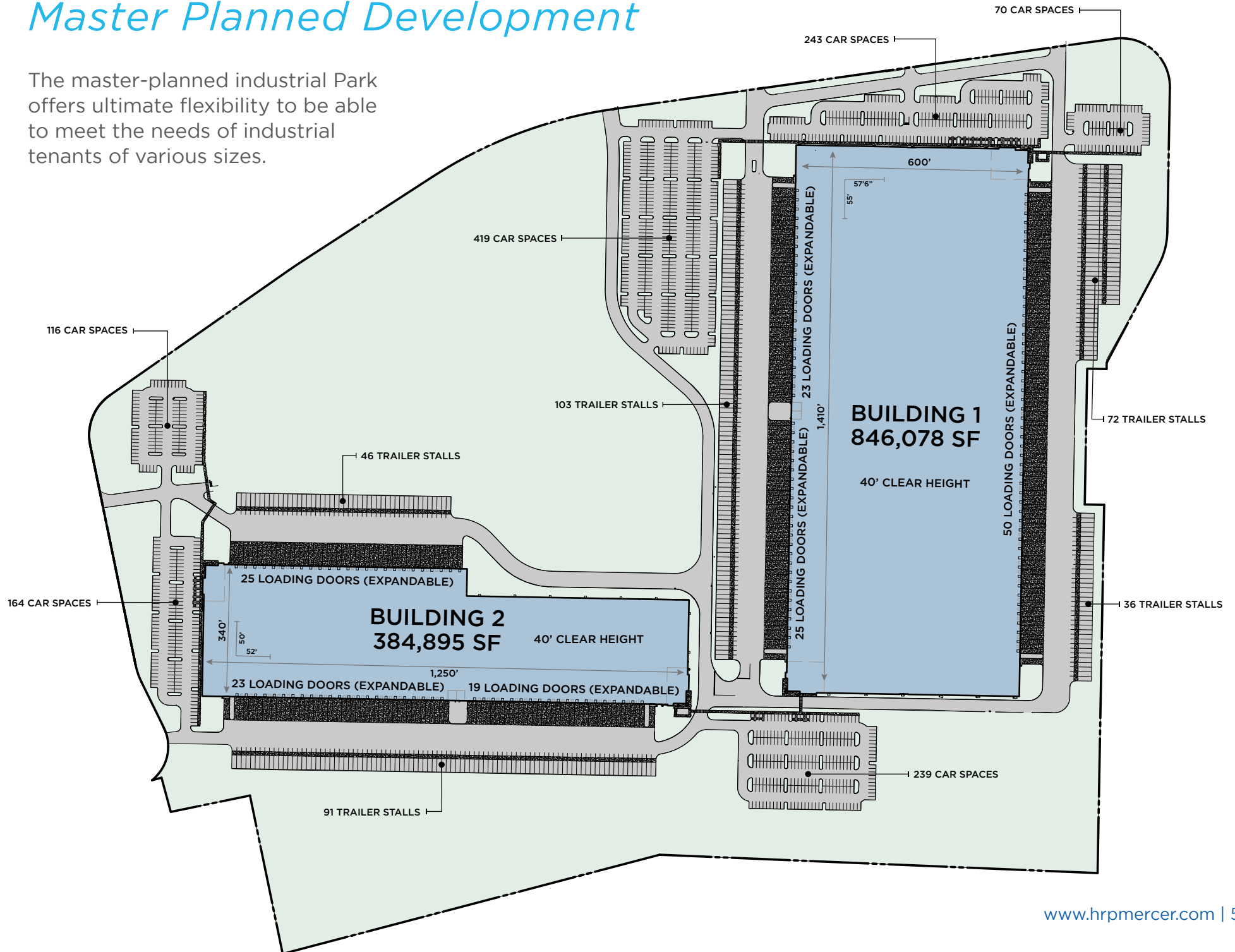
**30-YEAR
PILOT***
Fixed Tax Abatement





Master Planned Development

The master-planned industrial Park offers ultimate flexibility to be able to meet the needs of industrial tenants of various sizes.

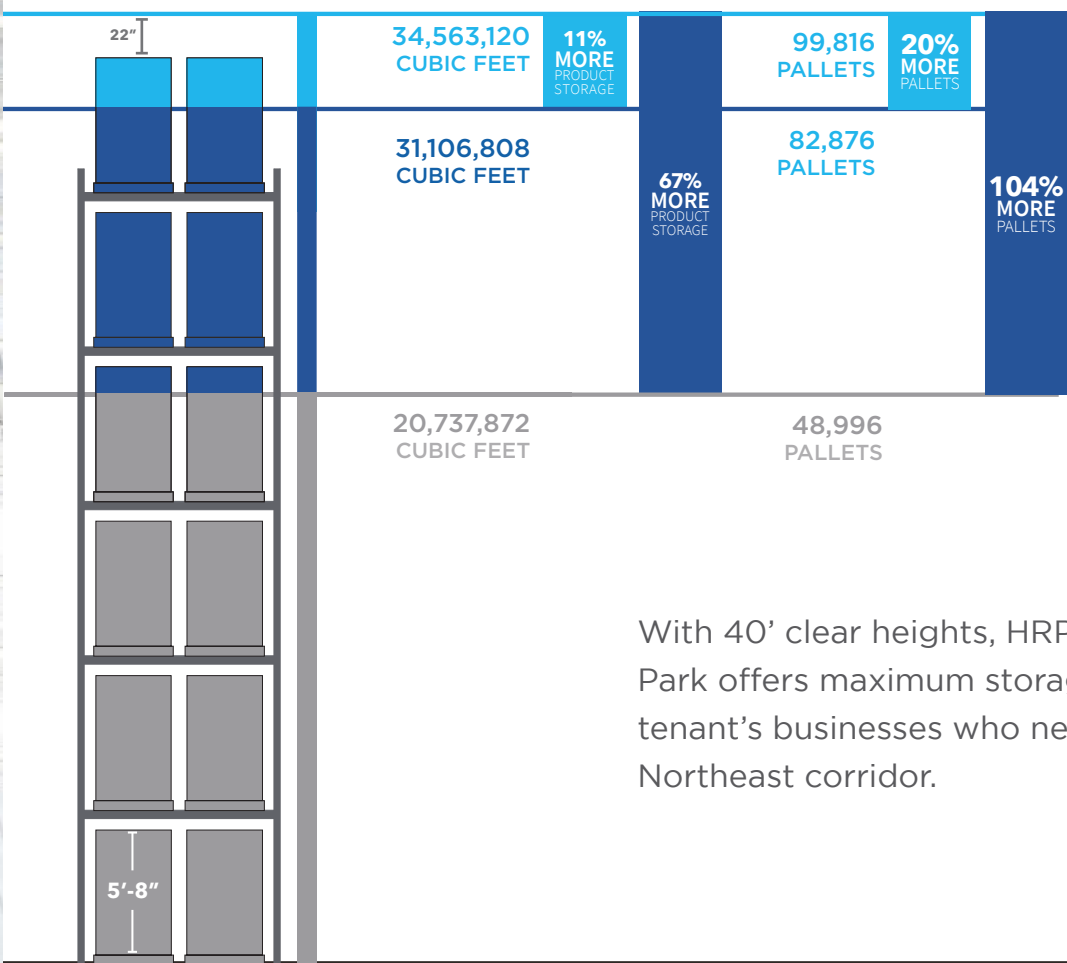




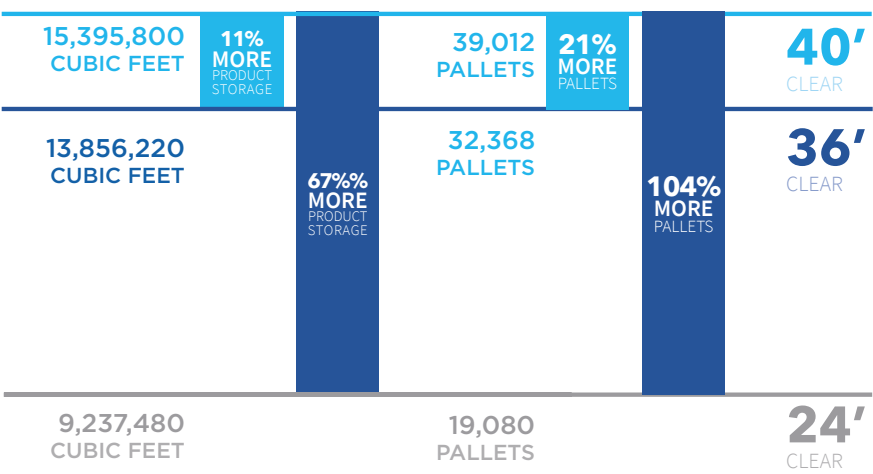
40'
CLEAR

High-Capacity Cube Storage

BUILDING 1 864,078 SF



BUILDING 2 384,895 SF



With 40' clear heights, HRP Mercer Industrial Park offers maximum storage capacity for tenant's businesses who need to service the Northeast corridor.





Labor and Population

HRP Mercer Logistics Park offers premier access to a dense labor pool of over 112,000 transportation/Warehouse workers with in a 30 mile radius.

10 MILES:

- Total Population: 527,091
- Transportation/Warehouse workers: 12,653
- Total Labor Force: 283,607
- Median Household Income: \$77,399
- Median Warehouse related Hourly Wage: \$14.65
(US Average is \$14.05)

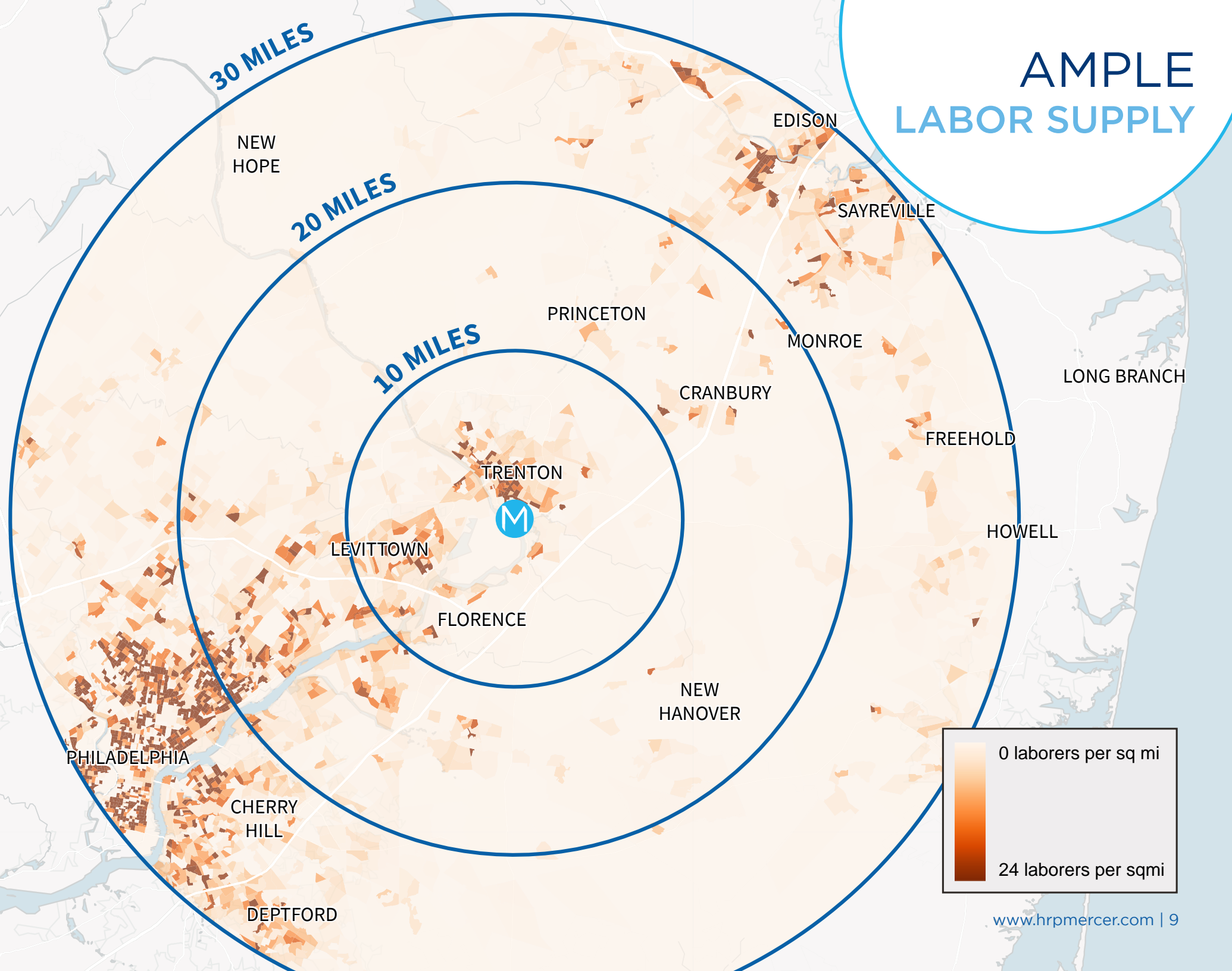
20 MILES:

- Total Population: 1,631,957
- Transportation/Warehouse workers: 39,190
- Total Labor Force: 862,727
- Median Household Income: \$80,283
- Median Warehouse related Hourly Wage: \$14.11
(US Average is \$14.05)

30 MILES:

- Total Population: 4,792,678
- Transportation/Warehouse workers: 112,293
- Total Labor Force: 2,480,284
- Median Household Income: \$71,166
- Median Warehouse related Hourly Wage: \$13.92
(US Average is \$14.05)

AMPLE LABOR SUPPLY



Location Advantage

The site is located in Hamilton Township, Mercer County, New Jersey; comprised of 132 acres and is easily accessible via US-1 N to Lambertson Road, then taking the South Lambertson Road Exit from NJ-29 South. The premier location provides the ability to serve as a strategic regional distribution hub for the I-95 Northeast corridor including the Philadelphia and New York City MSAs.



3.2 MI

I-295
Exit 60

4.2 MI

State
Route 1

9.5 MI

NJ Turnpike
Exit 7 (via I-295)

9.8 MI

NJ Turnpike
Exit 7A (via I-195)

36.3 MI

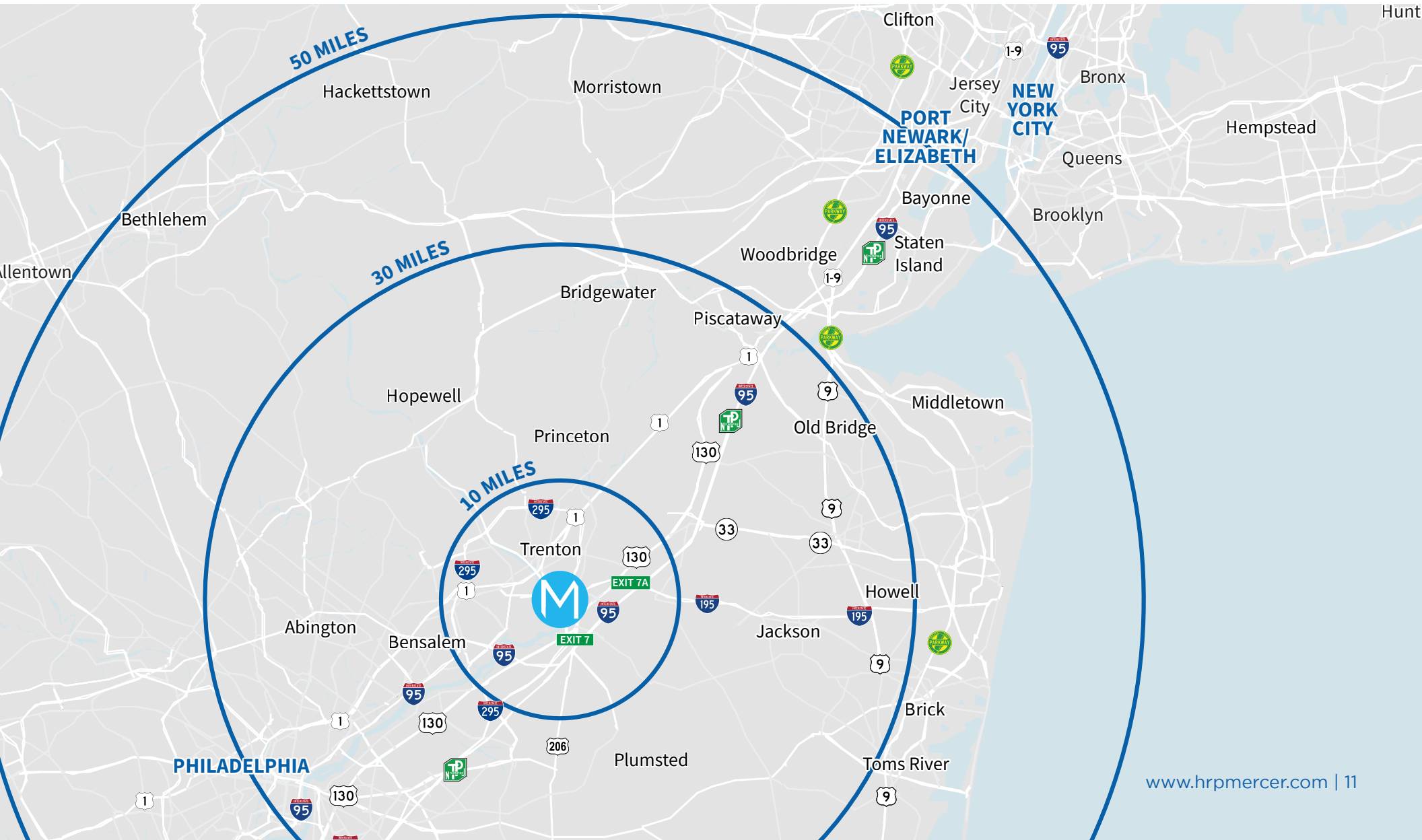
City of
Philadelphia

57.9 MI

Port Newark/
Elizabeth

65.0 MI

New York
City



Institutional Ownership



www.hrpmercer.com



Exclusive Leasing



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